

This letter is supplemental to the Microsoft Excel spreadsheet containing the Benton County Ratio Study data. The excel file named Benton County 2017 Ratio Study contains a tab for each of the six required classes of property to be analyzed as well as a summary tab with a synopsis of the required data, a formatted tab and a multi parcel tab. The excel file does contain formulas to use in your analysis. Also included in this study is a tab containing parcel counts.

Improved Residential:

We have several Townships that have no towns to combine with so we grouped our 17 separate taxing districts as follows. Group 1 Bolivar and Otterbein, Group 2 Center and Fowler, Group 3 Grant and Boswell, Group 4 Oak Grove and Oxford, Group 5 Richland and Earl Park, Group 6 Gilboa, Hickory Grove, Ambia, Pine, Parish, Union and York

Vacant Residential:

The county created a new 2016 land order. Public hearing was held and the PTABOA voted for approval 11/20/2015. This value remains for the 2017 land values. Due to the minimal # of valid sales in this property class no annual adjustment factor was established.

Commercial & Industrial Vacant:

Industrial Vacant and Commercial Vacant: The county created a new 2016 land order. Public hearing was held and the PTABOA voted for approval. This value remains for the 2017 land values. Due to the minimal # of valid sales in this property class no annual adjustment factor was established.

Commercial & Industrial Improved:

Industrial Improved and Commercial Improved : Due to the minimal number of valid sales all are combined in one ratio study and listed as County Wide C/I properties have little turnover in our county.

Hopefully this letter of explanation will assist you in your review of the Benton County 2017 Ratio Study. If you have any questions we are here to help.

/ 2016
ich of
of the
assist

3

or
alid

c
vas

sales
er in

Ratio